Image not found or type unknown

Weston Park Avenue, Stretton, Burton-On-Trent

£190,000



Features

- MUST BE SOLD
- QUIET CUL DE SAC LOCATION, ADJACENT TO TRENT AND MERSEY CANAL
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

Contact Us

Chase Owl Estates
10 Anson Street
Rugeley
Staffordshire
WS15 2BB
T: 01889 358172

Full Description

Entrance Hallway
Approached from upvc double glazed front entrance door and having ceiling light point, radiator and upvc double glazed window to side aspect. Stairs leading to First Floor Landing.

Lounge 4.11m x 3.73m (13'6" x 12'3")
Having wooden feature fire surround with inset electric pebble fore on hearth. Ceiling light point, two radiators, laminate flooring and upvc double glazed window to front aspect. Open plan to ;

Dining Room 3.30m x 2.36m (10'10" x 7'9")
Having ceiling light point, radiator , laminate flooring and sliding patio door to Conservatory.

Conservatory
Being constructed of brick base with upvc double glazed frame and having inset lights, laminate flooring and French doors to Rear Garden.

Fitted Kitchen 3.30m x 2.13m (10'10" x 7'0")
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with hob and extractor over, space with plumbing for washing machine and further appliance space. Ceiling light point, useful larder cupboard, tiled flooring and upvc double glazed window to rear aspect. Upvc door to side elevation.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, airing cupboard housing hot water tank, loft access and upvc double glazed window to side aspect.

Bedroom One 3.94m x 2.82m (12'11" x 9'3")
Having built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 2.79m x 2.72m (9'2" x 8'11")
Having built in wardrobes. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 3.05m x 2.18m (10'0" x 7'2")
Having built in wardrobe and storage cupboards. Ceiling light point, radiator and upvc double glazed window to front aspect.

Refitted Bathroom
Comprising panelled bath with shower over and screen, vanity hand wash basin and w.c. Ceiling light point, extractor fan, heated towel rail and upvc double glazed window to rear aspect.

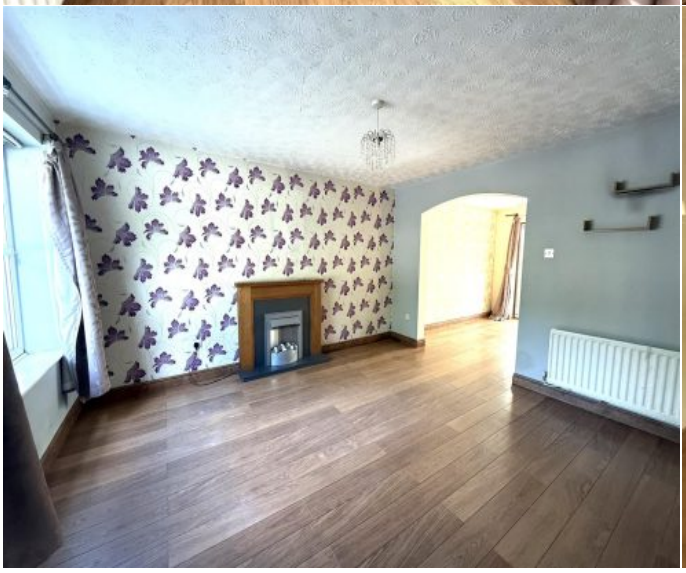
Outside
The property is located in a quiet cul de sac with open aspect to front and adjacent to Trent and Mersey Canal. Having off road parking for several vehicles and a lawned fore garden. A side gate allows access to the enclosed rear garden being mainly laid to lawn, paved patio and shed.

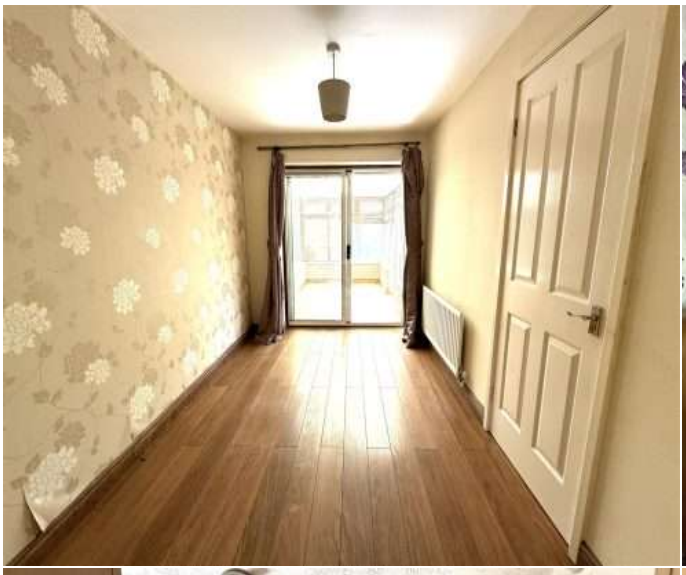
Agents Notes
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.
Fixtures and Fittings:
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.
Money Laundering;
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

Property Photos

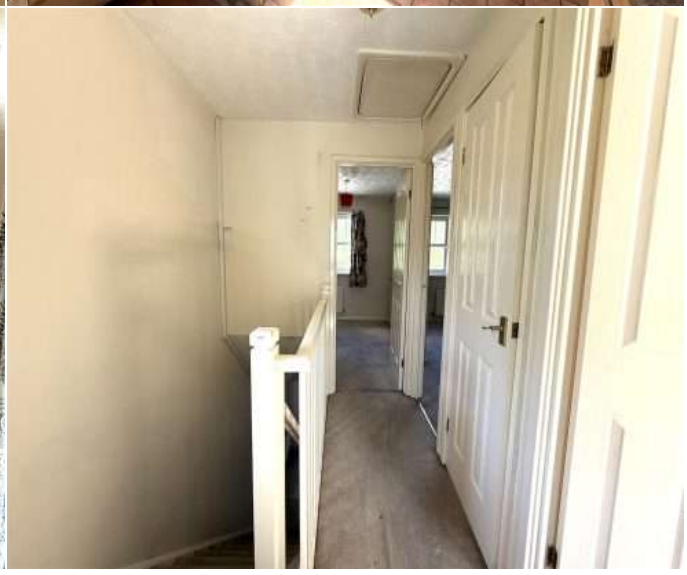








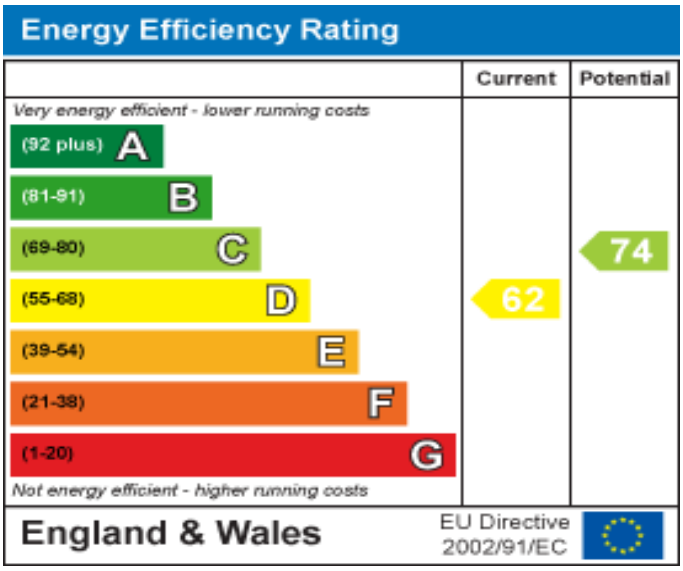












Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
74
England & Wales
EU Directive 2002/91/EC

Property Location

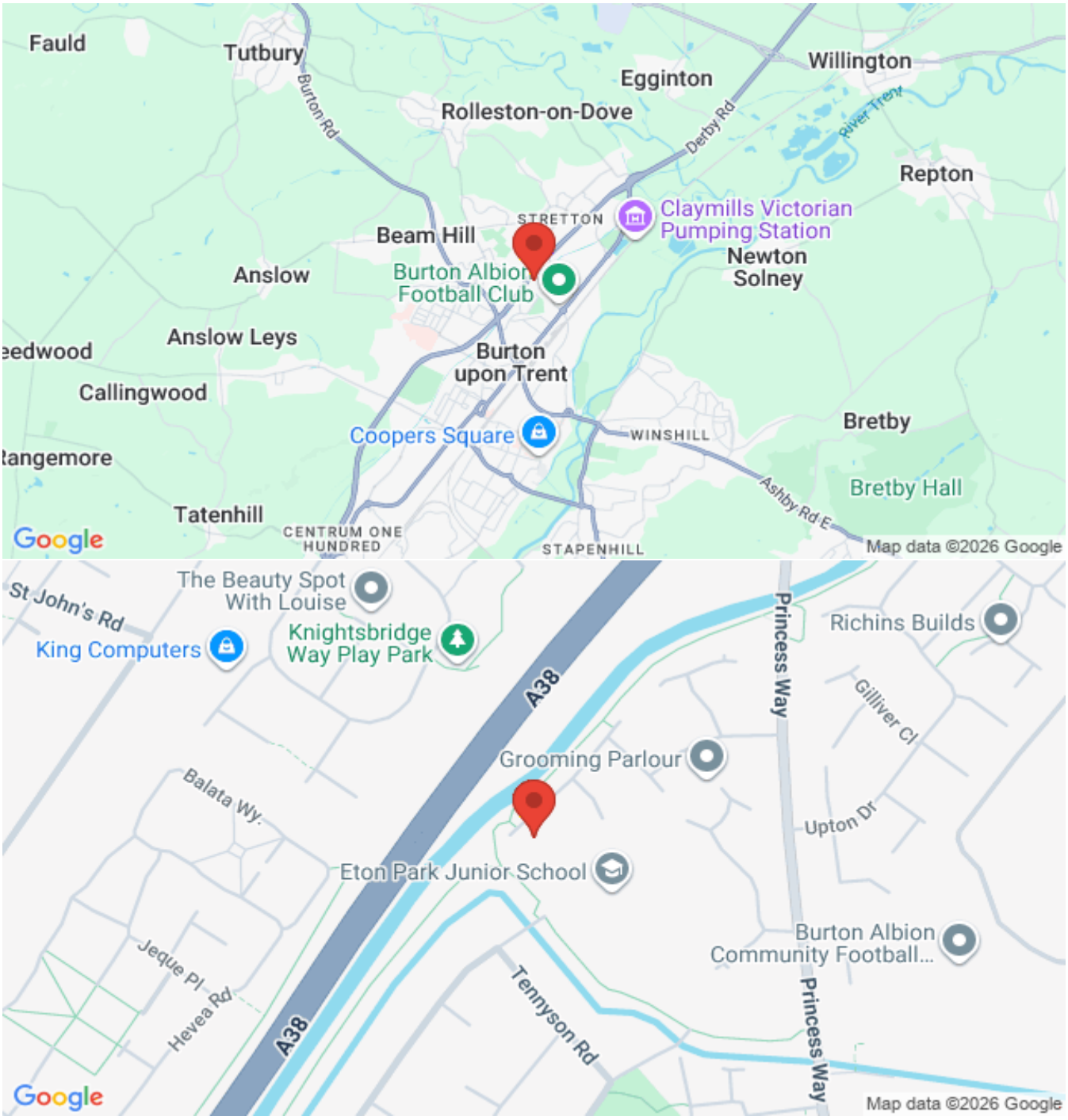


Image not found or type unknown

